

Exhibit A

(Immediately Follows This Page)

NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.	 2013050100425001001E27B8																																													
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PRESENTER: PICK-UP BY GAIL SULLIVAN STEWART TITLE INSURANCE COMPANY 707 WESTCHESTER AVENUE, SUITE 411 WHITE PLAINS, NY 10604 914-993-9393 nymetrorecordings@stewart.com/1316611	RETURN TO: BENJAMIN KURSMAN, ESQ. 37 WEST 65TH STREET, 2ND FLOOR NEW YORK, NY 10023																																													
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1316611
STEWART TITLE INSURANCE COMPANY
707 Westchester Avenue, Suite 411
White Plains, NY 10604

BARGAIN and SALE DEED

KIMSL 4452 BROADWAY, LLC

TO

4452 BROADWAY MAZAL LLC

Dated: ^{13 of} April ²⁹ 2013

Block: 2170
Lot(s): 62 and 400
County: New York

Record and Return To:

Benjamin Kursman, Esq.
Law Offices of Benjamin F. Kursman
37 West 65th Street, 2nd Floor
New York, NY 10023

THIS INDENTURE, ^{as of} made the 27 day of April, two thousand and thirteen.

BETWEEN KIMSL 4452 BROADWAY, LLC, a Delaware limited liability company, having a place of business c/o Kimco Realty Corporation, 3333 Hyde Park Road, Suite 100, New Hyde Park, New York 11042, party of the first part, and **4452 BROADWAY MAZAL LLC**, a Delaware limited liability company having an address at c/o HAP Investments LLC, 347 Fifth Avenue, Suite 1303, New York, New York 10016, party of the second part;

WITNESSETH, that the party of the first part in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County, City and State of New York and more particularly bounded and described in Schedule A annexed hereto and made a part hereof, (the "Premises").

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described Premises to the center lines thereof;


TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said Premises;

TO HAVE AND TO HOLD the Premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the prepayment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the same of this indenture so requires.


BEING the same premises conveyed to the party of the first part herein by deed dated as of August 15, 2007 and recorded in the office of the City Register of City of New York on October 4, 2007 in CRFN 2007000507270.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.


 **KIMSL 4452 BROADWAY, LLC**, a
Delaware limited liability company

By: Kimco/Slane JV, LLC, its sole member

By: KIMSL Investor, Inc., its managing
member

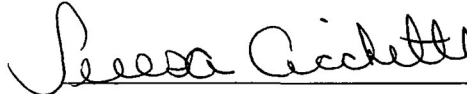
By: 
Name: Scott Gerber
Title: Vice President

In Presence of:



STATE OF NEW YORK)
) ss.:
COUNTY OF NASSAU)

On the 23rd day of April, 2013, before me, the undersigned, personally appeared Scott Gerber, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

TERESA CICCHETTI
Notary Public, State of New York
No. 01C14971574, Suffolk County
Commission Expires Sept. 4, 2014

SEA

Schedule A

PROPERTY DESCRIPTION

PARCEL I

ALL that certain plot, piece or parcel of land, situated, lying and being in the Borough of Manhattan, County, City and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the Easterly side of Broadway as legally opened and the Southerly side of Fairview as vested in the City of New York;

RUNNING THENCE southerly along said Easterly side of Broadway 74.51 feet to the Southerly lot line of land conveyed to the City Real Estate Co. by Emil Bloch by deed recorded August in the Register of the County of N.Y. in Liber 16, Sec. 8 at cp. 271;

THENCE Easterly along the Southerly line of land so conveyed as of aforesaid 100.31 feet to a point in a line drawn parallel with said Easterly side of Broadway distant 100 feet Easterly therefrom measured on a line drawn at right angles thereto;

THENCE Northerly parallel with the Easterly side of Broadway, 85.86 feet to said Southerly side of Fairview Avenue;

THENCE Westerly along said southerly side of Fairview Avenue 100.29 feet to the point or place of BEGINNING.

PARCEL II

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City and State of New York designated on the Tax Map of the City of New York, for the Borough of Manhattan as Section 8, Block 2170, Lot 400 and bounded and described as follows:

BEGINNING at a point on the Southerly side of Fairview Ave., 100.30 feet Easterly from the Southeasterly corner of Fairview and Broadway measured along the Southerly side of Fairview Ave.;

THENCE Northeasterly along the Southerly and Southeasterly side of Fairview Ave. as said Avenue curves and turns, 202 feet 5-3/4 inches;

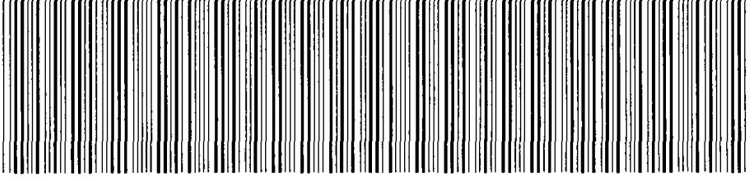
THENCE Southerly on a line forming an angle on its westerly side 28 degrees 12 feet 35 inches with the last mentioned course 242 feet 6-3/4 inches to the Southerly line of land formerly of the City Real Estate Co.;

THENCE Westerly 103.305 feet to a point distant 100.3 feet from the Easterly side of Broadway

as measured along the Southerly side of land formerly of City Real Estate Co.;

THENCE Northerly parallel with the Easterly side of Broadway, 85.86 feet to the Southerly side of Fairview Ave., at the point or place of BEGINNING.

EXCEPTING and RESERVING so much of the above premises as has been taken by the City of New York.

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SUPPORTING DOCUMENT COVER PAGE	
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ASSOCIATED TAX FORM ID: 2013041200104	
SUPPORTING DOCUMENTS SUBMITTED:	
DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING RP - 5217 REAL PROPERTY TRANSFER REPORT	Page Count 2 2

CITY REGISTER

FOR CITY USE ONLY

C1. County Code C2. Date Deed Recorded MAY 3 2013
 C3. Book OR C4. Page
 C5. CRFN



REAL PROPERTY TRANSFER REPORT STATE OF NEW YORK STATE BOARD OF REAL PROPERTY SERVICES RP - 5217NYC

PROPERTY INFORMATION

1. Property Location 4452 BROADWAY MANHATTAN 10040
 STREET NUMBER STREET NAME BOROUGH ZIP CODE
 2. Buyer Name 4452 BROADWAY MAZAL LLC
 LAST NAME / COMPANY FIRST NAME
 LAST NAME / COMPANY FIRST NAME
 3. Tax Billing Address
 Indicate where future Tax Bills are to be sent if other than buyer address (at bottom of form) LAST NAME / COMPANY FIRST NAME
 STREET NUMBER AND STREET NAME CITY OR TOWN STATE ZIP CODE
 4. Indicate the number of Assessment Roll parcels transferred on the deed 2 # of Parcels OR ☐ Part of a Parcel
 5. Deed Property Size X OR ACRES
 FRONT FEET DEPTH
 6. Ownership Type is Condominium ☐
 7. New Construction on Vacant Land ☐
 8. Seller Name KIMSL 4452 BROADWAY LLC
 LAST NAME / COMPANY FIRST NAME
 LAST NAME / COMPANY FIRST NAME
 9. Check the box below which most accurately describes the use of the property at the time of sale:
 A ☐ One Family Residential C ☐ Residential Vacant Land E ☒ Commercial G ☐ Entertainment / Amusement I ☐ Industrial
 B ☐ 2 or 3 Family Residential D ☐ Non-Residential Vacant Land F ☐ Apartment H ☐ Community Service J ☐ Public Service

SALE INFORMATION

10. Sale Contract Date 1 / 31 / 2013
 Month Day Year
 11. Date of Sale / Transfer 4 / 29 / 2013
 Month Day Year
 12. Full Sale Price \$ 7 3 0 0 0 0 0 0
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations) Please round to the nearest whole dollar amount.
 13. Indicate the value of personal property included in the sale

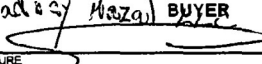
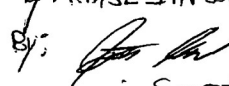
14. Check one or more of these conditions as applicable to transfer:

A ☐ Sale Between Relatives or Former Relatives
 B ☐ Sale Between Related Companies or Partners in Business
 C ☐ One of the Buyers is also a Seller
 D ☐ Buyer or Seller is Government Agency or Lending Institution
 E ☐ Deed Type **not** Warranty or Bargain and Sale (Specify Below)
 F ☐ Sale of Fractional or Less than Fee Interest (Specify Below)
 G ☐ Significant Change in Property Between Taxable Status and Sale Dates
 H ☐ Sale of Business is Included in Sale Price
 I ☐ Other Unusual Factors Affecting Sale Price (Specify Below)
 J ☒ None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

15. Building Class K, I 16. Total Assessed Value (of all parcels in transfer) 1 4 8 6 3 5 0
 17. Borough, Block and Lot / Roll Identifier(s) (If more than three, attach sheet with additional Identifier(s))
 MANHATTAN 2170 62 MANHATTAN 2170 400

201304120010420104

CERTIFICATION				I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.			
<p>4452 Broadway Plaza BUYER</p> <p>By:  DATE 4/29/2013</p>				<p>LAW OFFICES OF BUYER'S ATTORNEY</p> <p>BENJAMIN F. KURSMAN FIRST NAME</p> <p>212 996-5100</p>			
<p>BUYER SIGNATURE</p> <p>47 FIFTH AVENUE, SUITE 1303</p>		<p>STREET NUMBER</p> <p>NEW YORK</p>		<p>STREET NAME (AFTER SALE)</p> <p>NY</p>		<p>AREA CODE</p> <p>10016</p>	
<p>CITY OR TOWN</p>		<p>STATE</p>		<p>ZIP CODE</p>		<p>TELEPHONE NUMBER</p>	
<p>SELLER</p> <p>By: KINSL 4452 Broadway LLC</p> <p>By: KINSL/Star TV LLC</p> <p>By: KINSL Investor Inc.</p> <p>By: </p> <p>Name: Scott Gerber</p> <p>Title: Vice President</p>				<p>SELLER SIGNATURE</p> <p>DATE 4/23/2013</p>		<p>SELLER</p>	

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The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Property and Owner Information:

- (1) Property receiving service: BOROUGH: MANHATTAN BLOCK: 2170 LOT: 62
- (2) Property Address: 4452 BROADWAY, NEW YORK, NY 10040
- (3) Owner's Name: 4452 BROADWAY MAZAL LLC
- Additional Name:

Affirmation:



Your water & sewer bills will be sent to the property address shown above.

Customer Billing Information:

Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, **at the property address or to an alternate mailing address**. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit www.nyc.gov/dep to provide us with the other party's information.

Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner: 4452 Broadway Mazal LLC

Signature: [Signature] Date (mm/dd/yyyy)

Name and Title of Person Signing for Owner, if applicable:

SEE ATTACHED PAGE FOR ADDITIONAL APPLICABLE PROPERTIES



The City of New York
Department of Environmental Protection
Bureau of Customer Services
59-17 Junction Boulevard
Flushing, NY 11373-5108

Customer Registration Form for Water and Sewer Billing

Borough	Block	Lot	Street	City	State	Zip
MANHATTAN	2170	400	44 FAIRVIEW AVENUE	NY	NY	10040

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